

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE PUBLIC HEARING
WEDNESDAY, FEBRUARY 10, 2016
6:00 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Ada County Public Hearing Room of the Ada County Courthouse Complex. Staff members present: Kristy Inselman, Diana Sanders and Brent Danielson, Development Services; and Lorna Jorgensen, Prosecuting Attorney's Office. Minutes Recorder: Judy Morris.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner Jim Tibbs called the meeting to order at 6:00 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners Jim Tibbs, Rick Yzaguirre and David L. Case were present.

III. IN THE MATTER OF CHANGES TO THE AGENDA:

There were no changes to the agenda.

IV. IN THE MATTER OF UNFINISHED BUSINESS:

ACTION: D. CASE MOVED TO REMOVE THE UNFINISHED BUSINESS FROM THE TABLE FOR CONSIDERATION. R. YZAGUIRRE SECONDED. D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

- 1. 201500678-S, HONEYBEE LANDING SUB:** A request for final plat for a four (4) lot residential subdivision. The property contains 80.65 acres and is located northwest of S. Black Cat Road and W. King Road in Kuna, ID; T. 2N., R. 1W., Section 28 (*Tabled from 1/20/16 Development Services Mtg.*)

D. Sanders advised the Board that the Plat was ready to be stamped and signed.

ACTION: R. YZAGUIRRE MOVED TO APPROVE THE FINAL PLAT FOR APPLICATION NO. 201500678-S, HONEYBEE LANDING SUB; AND AUTHORIZE THE CHAIRMAN TO SIGN AND STAMP THE PLAT ON BEHALF OF THE BOARD. D. CASE SECONDED. R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

- 2. 201503858-VAC, BRODIE LEWIS:** A request to vacate an existing utility, drainage and irrigation easement that remains in place after a property boundary adjustment was done between lots 4 & 5, Block 8 of Canonero West No. 2 Subdivision, located at 3374 S. Canonero Way, Boise, ID; T. 3N., R. 1E., Section 27 (*Tabled from 1/13/16*)

J. Tibbs opened the public hearing.

B. Danielson presented the Staff report.

Applicant was present for questions, but did not testify.

[There was no public testimony.]

J. Tibbs closed the public hearing.

ACTION: D. CASE MOVED TO APPROVE APPLICATION NO. 201503858-VAC, BRODIE LEWIS, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. R. YZAGUIRRE SECONDED. D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

- 3. 201503397-S, DENNIS CHARTERS:** An application for a two-lot subdivision located at 6900 W. Charters Lane, Melba, ID; T. 1S., R. 1W., Section 6 (*Tabled from 1/13/16*)

J. Tibbs opened the public hearing.

D. Sanders entered a late exhibit into the record and presented the Staff report.

Applicant was present for questions, but did not testify.

J. Tibbs closed the public hearing.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201503397-S, DENNIS CHARTERS BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. D. CASE SECONDED. R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

V. IN THE MATTER OF NEW BUSINESS:

- 1. 201503942-V, TRADEWINDS GENERAL CONTRACTING INC:** A variance request for placing a structure larger than 1,500 square feet in front of the primary dwelling. The property contains 5 acres and is located at 60 E. Clear Creek Dr. Meridian, ID; T. 4N., R. 1E., Section 18 and 19

J. Tibbs opened the public hearing.

R. Yzaguirre disclosed that Applicant is his son-in-law and stated he would step down during testimony and would abstain from voting on the matter.

D. Sanders submitted additional exhibits into the record and presented the Staff report.

[There was no public testimony.]

J. Tibbs closed the public hearing

ACTION: D. CASE MOVED TO APPROVE APPLICATION NO. 201503942-V, TRADEWINDS GENERAL CONTRACTING INC, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT AND THE TESTIMONY PROVIDED. J. TIBBS SECONDED. D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED.

- 2. 201504129-VAC; KENT BROWN:** A vacation request to relinquish an irrigation, utility and drainage easement shown between Lots 5 and 6, 9 and 10, and 13 and 14, Block 6 of Southcreek Subdivision No. 1. The property contains .402 acres and is located at 4328, 4334, 4360, 4378, 4408, 4416, S. Aleut Way, Boise, ID; T. 3N., R. 1E., Section 26

J. Tibbs opened the public hearing.

B. Danielson presented the Staff report and entered additional exhibits into the record.

Kent Brown, Applicant, stated his name and address for the record. He presented testimony supporting the Staff report and stated that he believed that side lot easements should be considered for future projects.

J. Tibbs closed the public hearing

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201504129-VAC; KENT BROWN, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. D. CASE SECONDED. R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

- 3. 201503899-DA-MSP-ZC; ALL TERRA CONSULTING:** A zoning ordinance map amendment to rezone approximately 10.27 acres from the Rural-Urban Transition (RUT) District to the Limited Industrial (M1) District with a development agreement. Also, a master site plan application for a 38,860 square foot research and development facility. The property contains 10.27 acres and is located at N. Pollard Ln. (N.W. corner of Pollard Ln. & Chinden Blvd.) Meridian, ID; T. 4N., R. 1W., Section 21

J. Tibbs opened the public hearing.

B. Danielson presented the Staff report and entered a late exhibit into the record.

J. Tibbs inquired whether the city supported the project and whether Applicant would be annexed into the city limits of the City of Meridian. B. Danielson stated there was no opposition by the neighbors or city. He advised that Phase 2 would likely require Applicant to be annexed into the City of Meridian.

David Dorough, Applicant, stated his name and address for the record. He presented testimony explaining the project providing a brief history of the company and project. He described the location, traffic impact and site plan enhancements. He discussed their current proposal and short and long-term utility plans.

Jay Walker, Developer, stated his name and address for the record. He presented additional testimony explaining the project in further detail. He advised that the project has received favorable responses from the relevant agencies and jurisdictions.

J. Tibbs inquired as to the business hours and landscape plans. Applicant responded that their business hours were Monday through Friday 8:00 – 5:00 and explained the planned landscaping. J. Tibbs also asked how truck traffic would impact the area. Applicant stated that truck traffic would be minimal.

D. Case read part of the City of Meridian Development Service's letter regarding septic connection to sewer into the record, then asked Applicant if he agreed with the statement. Applicant affirmed.

R. Yzaguirre inquired if future phases would need additional approval to proceed. Applicant and Staff affirmed.

Dylan Smith stated his name and address for the record and presented testimony supporting the application. He stated he believed the project would be good for the economy and creation of jobs.

Owen Barnes stated his name and address for the record and reiterated previous testimony supporting the application.

Michelle Dorough, Applicant's wife, stated her name and address for the record and presented testimony supporting the application. She explained the location and benefit of this specific project.

Marie Pena stated her name and address for the record and presented testimony supporting the application. She reiterated previous testimony regarding its positive impact on the economy.

Charles Denney, Production Manager of Franklin Sensors, stated his name and address for the record. He presented testimony addressing J. Tibb's question regarding truck traffic, advising that it was much less than other businesses in or around the area.

Delynn Searle stated his name and address for the record and presented testimony supporting the application.

Bill Parsons, City of Meridian, stated his name and address for the record. He presented testimony expressing concerns of the City with regard to timing of the project. He spoke to the City's policies regarding their existing Comprehensive Plan. He indicated that the City is in the process of coordinating a meeting with the Commissioners to discuss growth in the County.

Pablo Diaz, employee, stated his name and address for the record. He presented testimony supporting the application.

Robin Hayes stated her name and address for the record. She presented testimony in opposition of the application, expressing her concern with the project going forward before sewer and water is available.

Joelyn Brown, employee, stated her name and address for the record and presented testimony supporting the application. She explained that Franklin Sensors is a good employer and would be good neighbors.

Juan Carlos, employee, stated his name and address for the record. He presented testimony supporting the application and reiterated previous statements regarding its creation of new jobs and benefit to the economy.

Val Stack stated her name and address for the record and presented testimony opposing the application. She advised that although their property is adjacent to the development, they have not been included in neighborhood meetings. She expressed her concerns with traffic in the area and the anticipated increase once the business goes into the development. She also argued that Applicant would negatively impact the water and sewer in the surrounding area. She suggested that this application is premature.

Ken Repski stated his name and address for the record and presented testimony opposing the application. He argued that the location does not support this type of business. He reiterated previous testimony regarding traffic and rezoning.

Cary Pitman stated his name and address for the record. He reiterated previous testimony opposing the application.

Graciela Hernandez, employee, stated her name and address for the record. She restated previous testimony in support of the application.

Lucretia Wilson, employee, stated her name and address for the record. She supported the application restating previous comments.

Janwitt Guevara, employee, stated her name and address for the record. She reiterated previous testimony supporting the application.

Laura Tucker, employee, stated her name and address for the record. She reiterated previous testimony supporting the application.

Karen Garcia, employee, stated her name and address for the record. She presented testimony supporting the application. She discussed Applicant's character and willingness to work with the neighbors to positively impact the area and economy.

Paul Hower stated his name and address for the record. He presented testimony in favor of the application. He referred to a letter from Brighton Development to support his testimony.

Mike Wardle stated his name and address for the record. He presented testimony opposing the application. He reviewed the packet from Brighton Development entered into the record by B. Danielson. He argued that claims that Brighton Development intended to provide an annexation path for Applicant was incorrect and premature.

David Turnbull stated his name and address for the record and presented testimony opposing the application. He advised that he respects Applicant and his business, but reiterated concerns that the application is premature. He restated testimony regarding its anticipated negative impact on traffic and sewer and water.

R. Yzaguirre requested B. Parsons re-approach the podium. He inquired if the City approved the proposed temporary sewer/water services designed. He affirmed but stated the letter was from the Public Works department.

J. Walker re-approached the podium to provide rebuttal testimony. He addressed the concerns raised and stated that Applicant is vested in the land and development. He stated that Applicant is willing to pay his pro-rata share and that all agencies to this point have provided their approval of this project.

Applicant re-approached the podium and asked that this project not be denied based on impact of city sewer services.

D. Case clarified that Chinden Boulevard was overseen by Idaho Transportation Department not Ada County Highway District. J. Walker affirmed.

J. Tibbs asked Applicant to elaborate on the number of employees and proposed shift work. Applicant advised that he anticipated 100 employees and was not planning on shift work.

J. Tibbs and B. Danielson discussed compliance with the Comprehensive Plan and the aerial photography of the map.

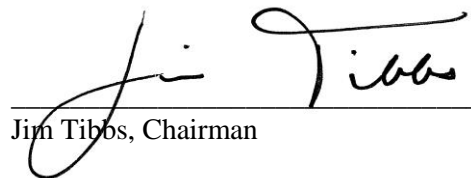
J. Tibbs closed the public hearing.

The Board discussed the area and concerns raised regarding growth and traffic.

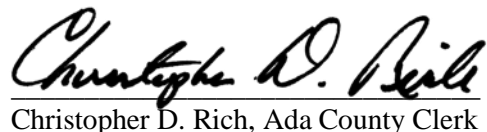
ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201503899-DA-MSP-ZC; ALL TERRA CONSULTING, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT AND THE TESTIMONY PROVIDED. D. CASE SECONDED. R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

VI. IN THE MATTER OF ADJOURNMENT:

There being no further business to come before the Board on this date, the meeting was adjourned at 7:52 p.m.


Jim Tibbs, Chairman

ATTEST:


Christopher D. Rich, Ada County Clerk